

Abstract of Title

TO

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|--|--|--|--|
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| | | | |
| | | | |

Lot 163 of the Central California Colony, Fresno County, California, according to the " Map of the Central California Colony " filed in the office of the County Recorder of Fresno County, California, on August 2. 1875, and recorded in Vol. 2 of Maps at page 1, records of said County.

=====

From and including Dec.31.1880,date of deed from W.S.Chapman

=====

Abstract No.13709.

Compiled by
FRESNO COUNTY ABSTRACT COMPANY
(INCORPORATED)
SEARCHERS OF RECORDS,
FRESNO, CALIFORNIA.

MAP OF THE CENTRAL CALIFORNIA COLONY

| | | | | | | | | | | | |
|-----|----------------|-----|-----|-----|-----|----|----|----|----|----|----|
| 192 | 161 | 160 | 129 | 128 | 97 | 96 | 65 | 64 | 33 | 32 | 1 |
| 191 | 162 | 159 | 130 | 127 | 98 | 95 | 66 | 63 | 34 | 31 | 2 |
| 190 | 163 | 158 | 131 | 126 | 99 | 94 | 67 | 62 | 35 | 30 | 3 |
| 189 | 164 | 157 | 132 | 125 | 100 | 93 | 68 | 61 | 36 | 29 | 4 |
| 188 | 165 | 156 | 133 | 124 | 101 | 92 | 69 | 60 | 37 | 28 | 5 |
| 187 | 166 | 155 | 134 | 123 | 102 | 91 | 70 | 59 | 38 | 27 | 6 |
| 186 | 167 | 154 | 135 | 122 | 103 | 90 | 71 | 58 | 39 | 26 | 7 |
| 185 | 168 | 153 | 136 | 121 | 104 | 89 | 72 | 57 | 40 | 25 | 8 |
| 184 | 169 | 152 | 137 | 120 | 105 | 88 | 73 | 56 | 41 | 24 | 9 |
| 183 | 170 | 151 | 138 | 119 | 106 | 87 | 74 | 55 | 42 | 23 | 10 |
| 182 | 171 | 150 | 139 | 118 | 107 | 86 | 75 | 54 | 43 | 22 | 11 |
| 181 | 172 | 149 | 140 | 117 | 108 | 85 | 76 | 53 | 44 | 21 | 12 |
| 180 | 173 | 148 | 141 | 116 | 109 | 84 | 77 | 52 | 45 | 20 | 13 |
| 179 | 174 | 147 | 142 | 115 | 110 | 83 | 78 | 51 | 46 | 19 | 14 |
| 178 | 175 | 146 | 143 | 114 | 111 | 82 | 79 | 50 | 47 | 18 | 15 |
| 177 | 176 | 145 | 144 | 113 | 112 | 81 | 80 | 49 | 48 | 17 | 16 |

Filed in the office of the County Recorder of Fresno County California, on August 2. 1875, and recorded in Vol. 2 of Maps at page 1, records of said County.

| | | |
|--|---|---|
| <p>W.M. S. CHAPMAN</p> <p>to</p> <p>THE CENTRAL CALIFORNIA</p> <p>WATER COMPANY.</p> | } | <p>DEED Dated Dec, 31st, 1880.</p> <p>Consideration: The performance</p> <p>by second party of the terms and</p> <p>conditions of this Indenture.</p> |
|--|---|---|

Grants and assigns, the right of way, and the use and enjoyment forever, of in and to all canals and ditches heretofore used by the first party and the owners and occupants of the Central California Colony tract, leading from the main canal of the Fresno Canal and Irrigation Company to and through said Colony. This grant is intended to convey to said second party a right of way in and to all the ditches and canals of said first party, which heretofore have been used by said first party and the owners and occupants of the 192 Lots in said Colony, and to continue so long as said second party shall well and faithfully keep and perform the covenants and conditions of this agreement. This Indenture is made upon the following terms and conditions and trusts: said second party shall forever have, hold and use said canals, ditches and other water works to and for the sole use and benefit of the Lots in said Colony, and the owners thereof, which Lots have been settled for with the first party, and have been deeded by first party to the owners thereof; and to and for the use and benefit of all other Lots and owners of Lots in said tract, as soon as the same are settled for and deeded to them, and for twenty other Lots in said Colony, with the owners of which the first party has valid contracts to supply water from said canals for the irrigation of the same; and for all other lots in said tract which are now owned or hereafter owned by said second party.

The aforesaid grant is intended to give to second party the exclusive right to use and control the said canals and ditches; second parties to keep said canals and ditches in good repair.

And further terms and conditions—that in furnishing water to and for the use of said lots by second parties, all owners shall be dealt with upon the same terms, and no discrimination shall be made in favor of or against any lot owner, and second parties shall have right at all times to pass and re-pass on either side of said canal. The first party to give and provide water rights to those who have settled for their lots in said tract; first party to sell water or water rights to any of the owners or occupants of said Colony tract

| | | |
|---|---|--|
| <p>Witness: {</p> <p>H. S. DIXON. }</p> | } | <p>Signed: {</p> <p>W.M. S. CHAPMAN. (Seal)</p> <p>By JOHN E MASON,</p> <p>his Attorney in fact.</p> |
|---|---|--|

Acknowledged in due form by Atty. in fact, December 31st, 1880, before H. S. Dixon, Notary P. Fresno County, Cal. Recorded January 14th, 1881, in Book "U" of Deeds, pp. 62, et seq. Records of Fresno County, Cal.

DEED

William S. Chapman,

TO

R. J. Harrison.

Dated Dec. 31st, 1880.

Revenue Stamp

Cancelled

Consideration \$900.00

Words of Grant: Give, grant,
bargain, sell and convey.

ALL THAT REAL PROPERTY situate, lying and being in the
County of Fresno, State of California, described as
follows, to-wit:

Lot number 163 of the Central California Colony Tract
according to the plan of said Tract, made by Richard H. Stretch
and now on file in the office of the County Recorder of said
Fresno County. This deed being pursuant to and in full
satisfaction of a certain contract dated Nov. 1st, 1875 between
said Chapman and Harrison relating to this land.

Witness:

H. S. Dixon.

William S. Chapman. (Seal)

By John E. Mason (Seal)

his Atty in fact.

Acknowledged in due form Dec. 31, 1880, before
H. S. Dixon, Notary Public, Fresno County, California, by
John E. Mason as Attorney in fact of Wm. S. Chapman.

RECORDED Dec. 31, 1880, in Vol. T of Deeds, Records of
Fresno County, Cal., page 520 et seq., at 1:01 o'clock P. M.

SPECIAL POWER OF ATTORNEY.

William S. Chapman,) Dated Nov. 1880.
) Grants full power to grant, bar-
) gain, sell and convey all or any
John E. Mason.) part of my real estate owned by
- - - - - me in whole or part situated in

the State of California, for such price or prices or consideration or upon such terms and considerations as he may deem best, and for me and in my name, to make, execute, acknowledge and deliver good and sufficient deed and conveyances for the same, either with or without covenants and warranty, and to exercise the general control and supervision over all my lands, tenements and hereditaments in said State of California to prevent by all lawful means the commission of any trespass or waste or other injury thereupon.

To sue and prosecute, collect, compromise or settle all claims or demands due or to become due now existing or hereafter to arise in my favor and to adjust, settle and pay all claims and demands which now exist against me or may hereafter arise, to take the general management and control of my affairs, property and business and to settle, adjust, compound and compromise all disputes, controversies or claims that may exist or may hereafter arise between me and any of the members of the Central California Colony, or any other person or persons and to carry out all or any settlements thereof in any manner and to any extent he may deem best and to satisfy any and all judgments in my favor or against me now or that may hereafter arise, and to satisfy and discharge any and all mortgages which may be owned by me at any time.

(Signed) Wm. S. Chapman. (Seal)

Witness: Chas. Edgar Mills.

Acknowledged in due form Nov. 6, 1880, before Chas. Edgar Mills, Commissioner of Deeds for California in and for the State and County of New York.

Recorded Dec. 1, 1880, in Book "B" of Powers of Attorney, page 196, records of Fresno County, California.

MORTGAGE

R. J. Harrison,
TO
William S. Chapman.

Dated Dec. 31, 1880.

Internal Revenue Stamp, \$ Canceled

To secure payment of 3

promissory notes dated same

for ~~the sum of~~ two for \$140.00

each, 3rd for \$.....

payable 10, 20 and 30 months, respectively,

together with interest thereon at the rate of 9 per cent. per
2nd and 3rd semi-annually or
annum payable 1st at maturity to compound

MORTGAGES: all that real property situate, lying and being
in the County of Fresno, State of California,
described as follows, to-wit:

Lot 163 of the Central California Colony Tract, according to
the plan of said Tract, made by Richard H. Stretch, and now
on file in the office of the County Recorder of Fresno County.

Witness:

H. S. Dixon.

R. J. Harrison. (Seal)

Acknowledged in due form Dec. 31, 1880, before
H. S. Dixon, Notary Public, Fresno County, California.

RECORDED Jan. 4, 1881, in Vol. H of Mortgages, records of
Fresno County, Cal., page 278 et seq., at 9:30 o'clock A.M.

RELEASE OF MORTGAGE.

William S. Chapman,

to

R. J. Harrison.

Dated Oct. 5th, 1882.

~~Consideration~~

Recites:

That

The Mortgage dated Dec. 31st, 1880, made by
and executed by R. J. Harrison
to William S. Chapman, and recorded in
the office of the County Recorder of Fresno County, State of Cal-
ifornia, in Book H of Mortgages, at page 278 on the 4th
day of Jan. 1881,

together with the debt thereby secured, is fully paid, satisfied
and discharged.

Witness:

J. H. Blood.

William S. Chapman, (Seal)

By John E. Mason (Seal)

his Atty. in fact.

Acknowledged in due form Oct. 5th, 1882, before

J. H. Blood, Notary Public, City and County of San Francisco,
California, by John E. Mason as Attorney in fact of William S.
Chapman.

Recorded Oct. 16th, 1882, in book B of Releases, Records
of Fresno County, Cal., at page 460 at 45 min. past 10 o'clock Am.

RELEASE OF JUDGMENT.

Henry Wadsworth,)
)
 vs.)
)
 Wm. S. Chapman.)

R e c i t e s :-

That lots 163 (and others),
Central California Colony Tract are released from the lien of
two certain Judgments in favor of first party, one rendered
in the District Court of the 4th Judicial District in and for
the City and County of San Francisco, April 10th, 1879, for
the sum of \$32098.87, and the other rendered in the same
Court Oct. 9th, 1879, for the sum of \$6386.22 in favor of
Archibald Borland, assigned by him to L. C. McAfee, and by
him assigned to first party.

Dated Jan. 13th, 1881.

(Signed) Henry Wadsworth.

By John E. Mason his Atty in fact.

Acknowledged in due form Jan. 13th, 1881, before H. S. Dixon,
Notary Public, Fresno County, California.

Recorded Jan. 17th, 1881 in Book B of Miscellaneous, page 57
et seq., Fresno County Records.

POWER OF ATTORNEY.

Henry Wadsworth,)

Dated Dec. 22, 1880.

To)

John E. Mason.)

First party makes, constitutes and

appoints second party his true and

lawful attorney, for him and in his name, place and stead.

To release the lien of that certain judgment rendered April 10, 1879, for \$32098.87 in my favor and against Wm. S. Chapman in the late 4th District Court in the City and County of San Francisco in an action therein pending between myself and said Chapman upon all the lands belonging to said Chapman in Fresno County, California and not elsewhere, and also to release said lands of said Chapman in Fresno County, and not elsewhere from the lien of that certain other judgment in favor of Archibald Borland and against said Chapman for \$6386.22 and costs rendered Oct. 9, 1879 in said District Court, assigned by said Borland Nov. 19, 1879 to L. C. McAfee and by said McAfee assigned to me.

Giving and Granting unto my said attorney full power and authority to execute any and all releases that may be requisite and necessary to release said lands as fully to all intents and purposes as I might or could do if personally present. Hereby ratifying and confirming all that my said attorney shall lawfully do or cause to be done by virtue of these presents.

H. Wadsworth. (Seal)

Acknowledged in due form Dec. 23, 1880, before Thomas H. Holt Notary Public, City and County of San Francisco, California.

Recorded Jan. 4, 1881, in Book B of Powers of Attorney, page 209, Fresno County records.

WOLTERS AFFIDAVIT

State of California)
) SS.
City and County of San Francisco)

Julius C. Wolters, being duly sworn, says: that he resides in Gibsonville, County of Sierra, State of California: that he is the person named as "Julius Wolters" one of the grantees in a certain quit-claim deed of lands in Fresno County, State of California, dated June 18th, 1872, made and executed by Fredk. Putzmann and Nicolaus Van Bergen to Henry Walters, Julius Wolters and August Wolters, which said deed was recorded on the 21st day of June, 1872, in Book "H" of Deeds, records of Fresno County, Cal., at pages 172 &c.; that subsequently deponent conveyed his interest in said land under and by the name of "Julius C. Wolters" (the true name of deponent) to George Harris, by deed, dated February 28th/73, and recorded on the 28th day of July, 1873, in Book "J" of Deeds records of Fresno County, California, at pages 500 &c.

(Should be page 5.-----Searcher.)

(Signed) Julius C. Wolters.

Subscribed and sworn to before me this 20th day of November
A.D.1882. (Seal) G. Winchell,

Notary Public of

Sierra Co., Cal.

Recorded Oct. 13, 1883, in Book "C" of Miscellaneous of
Fresno County records pp. 35.

D E E D.

Frederic Putzmann and
Nicolaus Van Bergen

To

Henry Wolters, Julius
Wolters & August Wolters.)

Dated June 18, 1872.

Consideration: \$6000.00

Remise, Release and

Quit-claim:

All the right, title of first parties in and to
2000 acres undivided in (With other land)

The land under search. (In all 79921.07 acres)

The interest hereby caneyed being the same as that
described in a deed from said Putzmann to said Van Bergen dated
Dec. 12, 1871, and recorded in Recorder's office of Fresno Co.,
in Book "G" of Deeds at page 293 et seq.

To have and to hold same in the following proportions,
viz: To Henry Wolters $\frac{1}{2}$ thereof, to Julius Wolters $\frac{1}{4}$ thereof,
and to August Wolters $\frac{1}{4}$ thereof.

(Signed) F. Putzmann (Seal)

Nicolaus Van Bergen (Seal)

Acknowledged in due form June 18, 1872, before F.
J. Thibault, N.P. City & Co. of S.F. Cal., as Frederick Putzmann
and Nicolaus Van Bergen.

Recorded June 21, 1872 in Vol. "H" of Deeds pp. 172 et seq.,
Fresno County records.

RE-RECORDED July 17, 1884, in Vol. "39" of Deeds pp.
173 et seq., Fresno County records.

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CHAPMAN LETTER.

Office of W. S. Chapman.

Dealer in Real Estate and Agricultural College Scrip.
N. W. Cor. Sansome and Pine Streets.

San Francisco, Cal., Jan. 1, 1872.

I. N. Chapman, Esq.,

Dear Sir:-

As you furnished two sections of the land which I traded to C. Gurnee for his interest of 5000 acres in the tract belonging to the San Joaquin Valley Land Association, which he has deeded to me, I now hold 1280 acres of said tract for you, and hereby agree to give you the benefit of the same in consideration of the two sections mentioned above, or to convey the land to you on segregation of the tract by the Company.

Wm. S. Chapman.

Recorded March 26th, 1886, in Book "C" of Miscellaneous
of Fresno County Records, page 219.

M A R G I N A L R E L E A S E

Endorsed on margin of record of Attachment, Edwin Moore,
Plaintiff, vs. Wm. S. Chapman, Defendant,
Dated Sept. 8, 1879,
Recorded Sept. 13, 1879, in Book 1 of Attachments at page 418
et seq., Fresno County Records, appears the following:

Full payment and Satisfaction of the within Attachment and
debt thereby secured is acknowledged and same is hereby
cancelled.

J. M. Hensley, Sheriff.

J. C. Collyer, Deputy.

Signed and acknowledged before me this 9 day of Feb. 1889.

T. A. Bell, County Recorder.

M A R G I N A L R E L E A S E

Endorsed on margin of record of Attachment, Archibald
Berland, Plaintiff, vs. William S. Chapman, Defendant,
Dated May 6th, 1879,
Recorded May 8, 1879, in Vol. 1 of Attachments, at page 396,
appears the following:

Full payment and Satisfaction of the within Attachment and
the debt thereby secured is acknowledged and same is hereby
cancelled.

J. M. Hensly, Shff.

By J. C. Collyer, Depy.

Signed and acknowledged before me this 9 day of Feb. 1889.

T. A. Bell, County Recorder.

MORTGAGE

R. J. Harrison,
TO
Fresno Loan & Savings Bank,
a corporation.

Dated July 8, 1887.
Internal Revenue Stamp, \$ Canceled
To secure payment of a
promissory note dated even
for the sum of \$500.00

payable one year after date
together with interest thereon at the rate of 1 per cent. per
month payable semi-annually or to compound

MORTGAGES: all that real property situate, lying and being
in the County of Fresno, State of California,
described as follows, to-wit:

Lot 163 Central California Colony tract according to the
map thereof on file in the office of the County Recorder of
Fresno County, California.

Full payment and Satisfaction of the within Note and Mortgage
hereby acknowledged. Fresno Loan and Savings Bank
by W. H. McKenzie, Sec.
Signed and acknowledged before me this 27 day of June, 1888.
C. L. Wainwright, County Recorder.

Witness:

R. J. Harrison. (Seal)

Acknowledged in due form July 8, 1887, before
C. L. Wainwright, County Recorder, Fresno County, California, by
C. Kroeger, Deputy Recorder.

RECORDED July 8, 1887, in Vol. 33 of Mortgages, records of
Fresno County, Cal., page 184 et seq., at o'clock M.

MORTGAGE

R. J. Harrison,
TO
The Fresno Loan & Savings
Bank, corporation.

Dated June 3, 1889.

Internal Revenue Stamp, \$ Canceled

To secure payment of
promissory note dated

for the sum of \$200.00

payable 6 months

together with interest thereon at the rate of 1 per cent. per
month payable semi-annually or to compound

MORTGAGES: all that real property situate, lying and being
in the County of Fresno, State of California,
described as follows, to-wit:

Lot 163 Central California Colony Tract, according to the of
Colony
official map of said on file in the office of the County
Recorder of Fresno County, California.

Full payment and Satisfaction of the within Note and Mortgage
hereby acknowledged. Fresno Loan and Savings Bank

by W. H. McKenzie, Secy.

Signed and acknowledged before me this 27 day of Dec. 1889.

T. A. Bell, County Recorder.

By C. C. Elliott, Deputy Recorder.

Witness:

R. J. Harrison. (Seal)

Acknowledged in due form June 3, 1889, before
W. H. McKenzie, Notary Public, Fresno County, California.

RECORDED June 4, 1889, in Vol. 51 of Mortgages, records of
Fresno County, Cal., page 358 et seq., at o'clock M.

MORTGAGE

R. J. Harrison,
TO
The Fresno Loan and Savings
Bank, a corporation.

Dated Dec. 3, 1889.
Internal Revenue Stamp, \$ Canceled
To secure payment of 1
promissory note dated
Dec. 3, 1889.
for the sum of \$100.

payable 1 year

together with interest thereon at the rate of 1 per cent. per
month payable semi-annually or to compound

MORTGAGES: all that real property situate, lying and being
in the County of Fresno, State of California,
described as follows, to-wit:

Lot 163 of Central California Colony according to the map
of said Colony on file in the office of the County Recorder
of Fresno County, California.

Full payment and Satisfaction of the within Note and Mortgage
hereby acknowledged. Fresno Loan and Savings Bank
By W. H. McKenzie, Secy.
Signed and acknowledged before me this 31 day of Oct. 1890.
T. A. Bell, County Recorder.
By C. C. Elliott, Deputy Recorder.

Witness:

R. J. Harrison. (Seal)

Acknowledged in due form Dec. 21, 1889, before
W. H. McKenzie, Notary Public, Fresno County, California.

RECORDED Dec. 23, 1889, in Vol. 51 of Mortgages, records of
Fresno County, Cal., page 478 et seq., at o'clock M.

MORTGAGE

R. J. Harrison and Mary
Harrison, his wife,

TO

Mrs. W. M. Jensen, (a widow).

Dated May 10th, 1893.

Internal Revenue Stamp, \$ Canceled

To secure payment of a

promissory note dated

May 10th, 1893,

for the sum of \$270.00

payable one year

together with interest thereon at the rate of 1 per cent. per

month payable semi-annually or to compound

MORTGAGES: all that real property situate, lying and being
in the County of Fresno, State of California,
described as follows, to-wit:

Lot 163 of the Central California Colony as per official
map of said Colony now on file in the office of the Recorder
of said County.

Full payment and Satisfaction of the within Note and Mortgage
hereby acknowledged. Mrs. W. M. Jensen

By W. H. McKenzie her Atty in fact.

Signed and acknowledged before me this 9 day of Mch. 1905.

C. M. McCardle, County Recorder.

By O. R. McCardle, Deputy Recorder.

Witness:

W. H. McKenzie.

R. J. Harrison. (Seal)

Mary Harrison. (Seal)

Acknowledged in due form May 10th, 1893, before

W. H. McKenzie, Notary Public, Fresno County, California, by
both as husband and wife.

RECORDED May 10, 1893, in Vol. 102 of Mortgages, records of
Fresno County, Cal., page 311 et seq., at 1:30 o'clock P. M.

Power of Attorney

W. M. Jensen (widow)

TO

W. H. McKenzie.

Dated March 15, 1893

RECITES:

That first party makes, constitutes and appoints second party her
true and lawful attorney, for her and in her name, place and stead
Full and general power. With power, among other things, to
sign, acknowledge and deliver deeds, mortgages, agreements,
assignments, releases and satisfactions of mortgages.
No power of substitution.

Giving and Granting unto said attorney full power and authori-
ty to do and perform everything necessary to be done in and about the premises.
Witness:

G. P. Baley.

Signed

W. M. Jensen. (Seal)

Acknowledged in due form March 15 1893, before
G. P. Baley Justice of the Peace, Fresno County, California.
(No Judicial Township given.)

RECORDED March 18, 1893, in
Vol. F Power of Attorney, Records of Fresno County, California, at
page 238 et seq., at 20 min. past 3 o'clock P. M.

Page

DEED

R. J. Harrison
TO
Mary Harrison, his wife.

Dated Aug. 7, 1893.
Revenue Stamp Cancelled
Consideration Love & affection.
Words of Grant: Give, grant,
alien and confirm.

ALL THAT REAL PROPERTY situate, lying and being in the
County of Fresno, State of California, described as
follows, to-wit:

Lot 163 of the Central California Colony tract according to
the plan of said tract made by Richard H. Stretch and now on
file in the Office of the County Recorder of Fresno County,
California, together with the water right appurtenant and
belonging unto said Lot 163 aforesaid.

Witness:

R. J. Harrison. (Seal)

Acknowledged in due form Aug. 7, 1893, before
J. G. Rhodes, Notary Public, Fresno County, California.

RECORDED Aug. 14, 1893, in Vol. 169 of Deeds, Records of
Fresno County, Cal., page 187 et seq., at 8:10 o'clock A. M.

TAX STATEMENT

Below will be found a Statement of all unredeemed Tax Sales and Delinquencies on the premises under search (for the time covered by our certificate) as shown on Delinquent Assessment Rolls of Fresno County. Taxes prior to the year 1880 are not shown (See 53d Cal. p. 666 for decision affecting taxes prior to the year 1880.)

1880 None
 1881 None
 1882 None
 1883 None
 1884 None
 1885 None
 1886 None
 1887 None
 1888 None
 1889 None
 1890 None
 1891 None
 1892 None
 1893 None
 1894 None
 1895 None
 1896 None
 1897 None
 1898 None
 1899 None
 1900 None
 1901 None
 1902 None
 1903 None

1904 Assessed on page 554, 1st. Installment paid.

1905 now a lien.

2nd. Instalment due and unpaid.

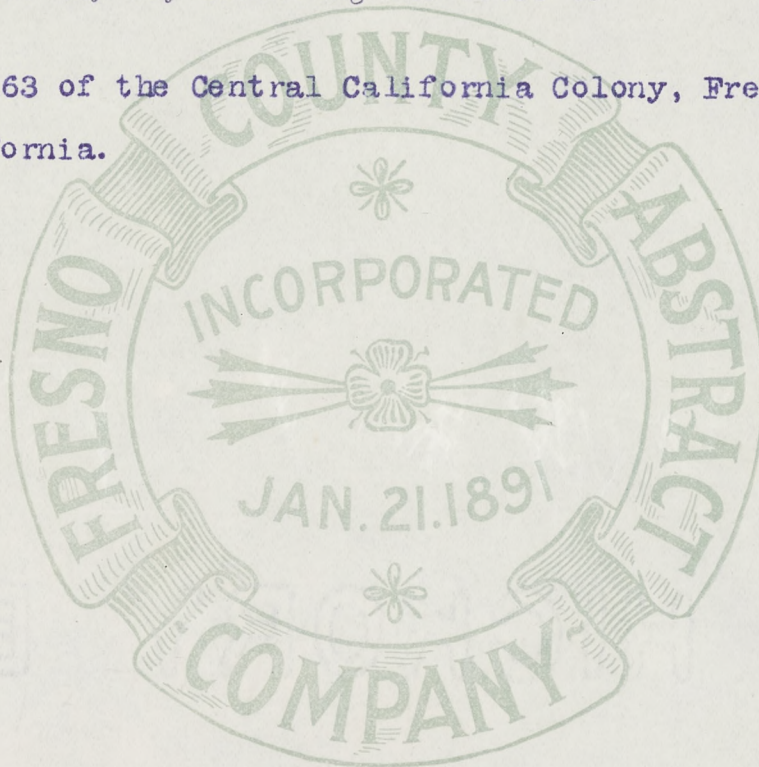
~~1906~~



STATE OF CALIFORNIA, }
County of Fresno } ss.

The Fresno County Abstract Company (a corporation) does hereby certify the foregoing **22** pages (including this) to be true and correct abstract memoranda of all matters and instruments filed or placed of record in the County Offices of said County, (excepting however, all matters relating to Crops, Mines, Mining Locations, Petroleum Locations, and Water Locations) relating to or in any way affecting the title to

Lot 163 of the Central California Colony, Fresno County California.



from and including December 31. 1880.

up to 30 minutes past 4 o'clock P.M. April 1. 1905.

In witness whereof the Fresno County Abstract Company by its Secretary, has caused its corporate Name and Seal to be hereunto affixed.

22 pages.

FRESNO COUNTY ABSTRACT COMPANY,

By W. W. Edlin

Secretary.

Search Book No. **7**

Page **157**

Copy Book No. **270**

Page **686** Searcher, **Murray**

Page **22**

Abstract No. **13709.**

JR.

D E E D.

| | | | |
|-------------------|---|---------------------------|-----------------|
| Mary Harrison, |) | Dated | Apr. 26, 1905. |
| unmarried |) | Revenue Stamp | cancelled |
| to |) | Consideration, | \$10.00 |
| Clara L. Vincent. |) | Words of grant: | Grant, bargain, |
| |) | sell, convey and confirm. | |

All that real property situate, lying and being in
the County of Fresno, State of California,
described as follows, to-wit:-

Lot 163 of the Central California Colony, according to the
map or plat thereof on file and of record in the office of the
County Recorder of the said County of Fresno.

Witness:

Mary Harrison (Seal)

Acknowledged in due form April 26, 1905, before James Gallagher,
Notary Public in and for Fresno County, California, by Mary
Harrison, unmarried.

RECORDED April 26, 1905, in Vol 348 of Deeds, records
of Fresno County, Cal., page 124 et seq., at 3:10 o'clock, P.M.

9C JR.

M O R T G A G E .

Clara L. Vincent and
her husband, Nicholas B.
Vincent.
to
Mary Harrison

Dated Apr. 26, 1905.
Int, Rev, \$ Cancelled
to secure payment of a promissory
note dated same
for the sum of \$1050.00 in install-
ments as follows to-wit: \$250. one
year after date and \$200. on Apr.
~~payable~~ 26, of each and every year
thereafter until the balance has
been paid.
together with interest at the rate of 8 per cent: per annum
payable semi-annually or to compound

MORTGAGES: All that real property situate, lying and being in
the Central California Colony County of Fresno, State of
California, described as follows, to-wit:-

Lot 163 of the Central California Colony, according to the
map or plat thereof on file and of record in the office of the
County Recorder of the said County of Fresno.

Full payment and satisfaction of the within Note and Mortgage
hereby acknowledged.

Mary Harrison.

Signed and acknowledged before me this 29th day of January
1908.

R. N. Barstow, County Recorder.

Witness:

Clara L. Vincent (Seal)
Nicholas B. Vincent (Seal)

Acknowledged in due form April 26, 1905, before James
Gallagher, Notary Public in and for Fresno County, California, by
Clara L. Vincent and her husband Nicholas B. Vincent.

RECORDED Apr. 26, 1905 in Vol 173 of Mortgages, records
of Fresno County, Cal., page 195 et seq., at 3:11 o'clock, P.M..

K JR.

D E E D.

| | | | |
|----------------------------|---|---------------------------|-----------------|
| N. B. Vincent and his wife |) | Dated | Nov. 20, 1909 |
| Clara L. Vincent, |) | Revenue Stamp | cancelled |
| to |) | Consideration, | \$10.00 |
| Byron R. West. |) | Words of grant: | Grant, bargain, |
| |) | sell, convey and confirm. | |

All that real property situate, lying and being in
the Central California Colony County of Fresno, State of California,
described as follows, to-wit:-

Lots 163 of the Central California Colony, according to
the map or plat thereof on file and of record in the office
of the County Recorder of the said County of Fresno

Witness:

| | |
|------------------|--------|
| N. B. Vincent | (Seal) |
| Clara L. Vincent | (Seal) |

Acknowledged in due form Nov. 20, 1909, before James
Gallagher, Notary Public, Fresno County, California, by N. B.
Vincent and his wife Clara L. Vincent.

RECORDED Nov. 23, 1909 in Vol 428 of Deeds, records

25 of Fresno County, Cal., page 307 et seq., at 2:30 o'clock, P.M.

RESOLUTION.

At a regular meeting of the Board of Directors of the People's Savings Bank of Fresno, held at their office on the 8th day of April, 1893, at which said meeting a majority of said Directors were present, the following among other proceedings was had and duly entered of record.

On motion of Mr. Sherwood the following resolution was adopted, viz: RESOLVED That the Secretary of this corporation be and he is fully authorized and empowered, for and in the name of this Corporation and as its act and deed, to sign, seal, execute, acknowledge and deliver releases and satisfactions of Mortgages and other debts, of whatever kind or nature belonging to or due this corporation.

And be it further resolved, that all Releases and Satisfactions of Mortgages or other debts, heretofore discharged, made, executed and delivered by said Secretary, are hereby ratified and confirmed.

I, A.V.Lisenby, Secretary of the above Corporation, do hereby certify, that the foregoing resolution is a full and complete copy of the original passed at the meeting above mentioned, and that the same is duly entered of record on the books of said corporation.

Witness my hand and the seal of said Corporation, this 8th day of Jan., 1902.

A. V. Lisenby, Secretary of the
(Corporate Seal)

People's Savings Bank of Fresno,

Recorded Jan. 8, 1902, at 2:12 P.M., in Book "N" of Miscellaneous Records of Fresno County, California, at page 431.

New form.
JR.

1910-16693

M O R T G A G E.

Byron R. West and

Olive West, his wife
hereinafter designated as the
Mortgageor.

To
People's Savings Bank of
Fresno, a corporation.
hereinafter designated as the
Mortgagee.

Dated, Nov. 21, 1910.

To secure the payment of the
principal and interest of a
promissory note of even date
herewith executed by the Mortga-
geor to the Mortgagee for \$300.00

payable one year after date

----- with interest at the rate of 8
per cent per annum , payable Semi-annually or to compound;

and also as security for all other moneys hereinafter agreed to
be paid by the Mortgageor,

Mortgages:-

All that real property together with the appurtenances,
rents, issues and profits thereof situate in the County of Fresno,
State of California, described as follows, to-wit:-

Lots 163 of the Central California Colony, according to the
plan of said Colony, tract made by Richard H. Stretch and now on
file and of record in the office of the County Recorder of
Fresno County, California, together with all water rights and
all water ditches appurtenant to said land.

The mortgageor agrees to pay said promissory note according
to the terms and conditions thereof; and further agrees to pay at
maturity all taxes and assessments on said mortgaged property,
including taxes on the interest of the Mortgagee therein by
reason of this Mortgage.

The Mortgageor further agrees that the Mortgagee may at any
time, without notice, release portions of said Mortgaged property
from the lien of this mortgage without affecting the personal
liability of any person for the payment of said indebtedness or
the lien of this mortgage upon the remainder of the mortgaged
property. This mortgage shall also secure the repayment of all ad-
vances, together with the interest thereon made by the Mortgagee
to the Mortgageor; said advances are to be made at the option of
the Mortgagee and shall not exceed the sum of \$~~xxx~~

Witness,

) (Seal)
) Byron R. West (Seal)
) Olive West (Seal)
) (Seal)
)

Acknowledged in due form Nov. 21, 1910, before Wick W.
Parsons, Notary Public in and for Fresno County, California, by
Byron R. West and Olive West, his wife.

Recorded Nov. 25, 1910, Book *WV 9* of Mortgages,
page *389* Fresno County Records at 8:2 A.M.

12

TAX STATEMENT

Below will be found a Statement of all unredeemed Tax Sales and Delinquences on the premises under search (for the time covered by our certificate) as shown on Delinquent Assessment Rolls of Fresno County. Taxes prior to the year 1880 are not shown (See 53d Cal. p. 666 for decision affecting taxes prior to the year 1880.)

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1901
1902
1903
1904 None
1905 None
1906 None
1907 None
1908 None
1909 None
1910 Assessed on page 962 and taxes unpaid.
~~1911 None~~
1912

K
STATE OF CALIFORNIA,)
) ss.
COUNTY OF FRESNO,)

The Fresno County Abstract Company (a corporation) does hereby certify the foregoing 7 pages (including this) to be true and correct abstract memoranda of all matters and instruments filed or placed of record in the County Offices of said County (excepting, however, all matters relating to Crops, Mines, Mining Locations, Petroleum Locations and Water Locations) relating to or in any way affecting the title to all that real property situate in said County of Fresno, State of California and described as follows, to-wit:

Lot 163 of the Central California Colony, Fresno County, California.

from and including 4:30 o'clock, P.M. April 1, 1905.

up to 3 minutes past 8 o'clock, A.M. November 25, 1910.

In Witness Whereof, the Fresno County Abstract Company, by its Secretary, has caused its corporate Name and Seal to be hereunto affixed.
7 page

FRESNO COUNTY ABSTRACT COMPANY.

By W. O. Eden
Secretary.

Search No. 14405

Copy Book No. 506

Page 632

Searcher: Ragsdale

Marginal Release.

On the margin of the record of the Mortgage made and executed by
Byron R. West and Olive West, his wife,

to People's Savings Bank of Fresno, a corporation,

dated Nov. 21, 1910 and recorded Nov. 25, 1910
in Book 229 of Mortgages, at page 389 et seq., in the office of the
County Recorder of Fresno County, State of California, appears the following, viz:

"Full payment and satisfaction of the within note and mortgage hereby
acknowledged.

People's Savings Bank of Fresno

by Wick W. Parsons, Secy.

Signed and acknowledged before me this 13 day of Feb. 1913.

R. N. Barstow, County Recorder.

By W. H. Bates, Deputy Recorder."

AGREEMENT.

B. R. West, First party

and

E. Beeson and T. A. Crow,

Second parties

) Dated: Nov. 29, 1911.

) WITNESSETH:

) That the said first

- - - - - party for and in consideration of the covenants and agreements on the part of the said second parties hereinafter contained agrees to sell and convey unto said second parties and said second parties agree to buy from said first party all that certain real property situated in the County of Fresno, State of California, and particularly described as follows, to-wit:

Lot 163 of Central California Colony, according to the map or plat of said colony on file and of record in the office of the County Recorder of Fresno County, California, subject, however, to all existing rights of way for roads and ditches and subject to the terms of a water right agreement covering said premises.

(Also personal property)

For the sum of \$2500.00 and said second parties in consideration of the premises agree to pay to the said first party the said sum of \$2500.00 at the times and in the manner as follows, to-wit: \$500.00 on or before June 15, 1912 and the balance of \$2000.00 on or before June 15, 1913.

It is understood and agreed that there is now a mortgage covering said premises held by the People's Savings Bank of Fresno, in the sum of \$300.00, bearing interest at the rate of 8% per annum, and said second parties hereby assume and agree to pay when due said mortgage indebtedness, with all interest to accrue thereon from date hereof and upon payment thereof shall be entitled to a credit of \$300 upon said deferred payments of \$2000.00.

Said second parties further agree to pay interest on the remainder of said sum of \$2000.00, to-wit, the sum of \$1700, from date hereof at the rate of 6% per annum the said interest to be paid annually.

Said first party agrees to pay all taxes and water assessments now due upon said premises and said second parties promise and agree to pay and discharge when due all taxes and assessments of whatsoever nature or character which may be levied or assessed against said property from and after the date of this agreement including the annual assessments and charges on the water right covering said premises.

Said second parties further agree, without delay, to have the buildings located on said premises insured by a responsible insurance company in a reasonable amount, loss, if any, payable to said first party as his interest may appear and to keep said buildings so insured at all times during the life of this agreement.

It is further understood and agreed that said second parties shall be let into the possession of said premises as soon as practicable after the date hereof (said first party to have a reasonable time in which to remove from said premises) and said second parties shall be entitled to hold and retain the possession of said premises until covenant broken hereunder.

Said second parties further agree to keep said buildings above referred to in good order and repair, reasonable wear and tear thereof, and damage by the elements excepted, during the life of this agreement and time is of the essence of this agreement and of each and all the agreements

herein contained on the part of said second parties and the punctual observance and performance of each and all of said covenants on the part of said second parties are understood to be and are conditions precedent to the right of said second parties to a deed hereunder as in this agreement provided, and in the event of the failure on the part of said second parties to comply with all or any of the terms, covenants and conditions of this agreement, in the manner herein provided, said first party shall be released from all obligation in law or equity to convey said premises to said second parties and said second parties shall forfeit all right thereto and all payments made under this contract and all improvements placed on said premises prior to such default shall be forfeited to said first party as liquidated damages for the nonfulfillment of this agreement by said second parties and said first party shall thereupon be entitled to re-enter said premises and retake possession thereof and remove all persons therefrom and second parties agree that in such event and upon demand of said first party they will surrender immediate and peaceable possession of said premises.

Said first party agrees upon receiving payment of said full purchase price at the time and in the manner above mentioned and upon the observance^{and performance} of each and all of the other covenants and conditions herein contained on the part of said second parties to execute and deliver to said second parties a good and sufficient deed conveying said premises to said second parties free of incumbrance, except as in this agreement otherwise provided.

First party agrees to furnish without delay an abstract of title covering said premises and brought down to

the date of this agreement.

It is further understood and agreed, anything to the contrary notwithstanding, that upon the payment of the first installment of \$500.00 by second parties, at the time and in the manner provided in this agreement said second parties shall have the right to demand a deed from said first party upon their execution and delivery to said first party concurrently with the execution of the said deed of a promissory note and mortgage covering said above described premises securing the payment of the remainder of said purchase price and interest according to the terms of this agreement.

It is understood and agreed that the stipulations aforesaid are to apply to and bind the heirs, executors, administrators and assigns of the respective parties.

B. R. West

E. Beeson

T. A. Crow

Acknowledged in due form June 14, 1912 before D. T. Winne, Notary Public, Fresno County, California (Seal) by E. Beeson.

Recorded June 14, 1912 at 2:45 o'clock P.M. in Vol. 71 of Covenants, page 379 et seq, Fresno County records.

Lis Pendens.

In the Superior Court of the County of Fresno,
State of California.

B. R. West,

Action No.

Notice is hereby given that an action has been commenced and is now pending in the above named Court by said Plaintiff vs. said Defendants. That said action is

Plaintiff

vs.

E. Beeson, T. A. Crow, John

Doe, Richard Roe, and Jane

Doe,

Defendants.

brought to quiet title to the premises and real estate in the complaint in said action and hereinafter described, and to determine all and every claim, estate, or interest therein of said defendants, or either or any of them, adverse to the said plaintiff,

That the premises affected by said action are situated in Fresno County, California, and described as follows, to wit:

Lot 163 of Central California Colony, according to the map or plat of said colony on file and of record in the office of the County Recorder of Fresno County, State of California.

Dated July 8, 1912

L. B. Hayhurst,
Attorney for Plaintiff

Recorded July 8, 1912 at 4:10 o'clock
P.M. in Vol. N Lis Pendens Records of Fresno County, State of
California, at page 253.

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ABSTRACT OF PROCEEDINGS.

IN THE SUPERIOR COURT OF THE COUNTY OF FRESNO, STATE OF CALIFORNIA.

B. R. West, Plaintiff

vs

Action No. 15431

E. Beeson, T. A. Crow, John Doe,

Richard Roe, Jane Doe,

Defendants,

COMPLAINT.

Plaintiff complains of defendants, and for cause of action alleges:

I. That the true names of the defendants sued herein as John Doe, Richard Roe and Jane Doe are at this time unknown to plaintiff, and he therefore sues said defendants under such fictitious names, and when the true names of said defendants are ascertained, plaintiff will ask leave of said Court to amend this complaint by inserting the true names of the said defendants herein.

II. That the plaintiff above named is now and for a long time hitherto has been the owner of that certain real property situate, lying and being in Fresno County, California, and described as follows, to-wit: Lot 163 of Central California Colony, according to the map or plat of said colony on file and of record in the office of the County Recorder of Fresno County, California.

III. That said defendants claim and assert an interest therein adverse to the plaintiff, and that the claims of said defendants and each and all of them are without any right whatever, and that the said defendants have not, nor has any of them any estate, right, title or interest whatever in said lands or premises or any part thereof.

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WHEREFORE, plaintiff prays that said defendants may be required to set forth the nature of their several claims and that all adverse claims of the said defendants, or either or any of them, may be determined by said Court's decree, and that by said decree of this court, it be declared and adjudged that said plaintiff is the owner of said premises and that the defendants, or either or any of them, have no estate or interest whatever in or to said lands and premises, or any part thereof, and also that said defendants and each and every of them be forever debarred from asserting any claim whatever in or to said lands or premises, or any part thereof, adverse to the plaintiff, and for such other and further relief as to equity may seem meet, together with plaintiff's costs of suit.

L. B. Hayhurst,

Attorney for plaintiff

Duly verified July 8, 1912 before L.B.Hayhurst, Notary Public, Fresno County, California (Seal) by B. R. West.
Filed July 8, 1912.

- - - - -
No further proceedings. Searcher.
- - - - -

✓ R



Olive West.

000 000 000 000 000 000 000 000 000 000 000

(With other land) Lot 163 of Central California Colony, according to the map or plat thereof, on file and of

record in the office of the County Recorder of Fresno County, California.

That the value of said above described real property is about \$3000.00 and the rental value thereof is about \$22.50 per month.

(Also personal property).

That all of said property was the community property of said deceased, and Olive West, the surviving wife of said deceased.

That the next of kin of said deceased, and who your petitioner is advised and believes, and therefore alleges to be the heirs of said deceased are as follows: Olive West, the surviving wife of said deceased, residing at Fresno, California; Mrs. Olive W. Hubbard, Petitioner herein, a daughter of said deceased, residing at Oleander, Fresno County, California; Mrs. Alice Craford, a daughter of said deceased, residing at Tarpey, Fresno County, California; and Mrs. Eva Lucas, a daughter of said deceased, residing at Goodwell, Oklahoma; all over 21 years of age.

That due search and inquiry have been made to ascertain if said deceased left any will and testament, but none has been found, and according to the best knowledge, information and belief of your petitioner said deceased died intestate.

That the said Olive West has waived her right to act as administratrix herein, and has asked that your petitioner be appointed administratrix in the above entitled matter.

Wherefore your petitioner prays that a day be appointed for the hearing of this application, and that due notice

thereof be given by the Clerk of this Court by posting notice thereof according to law, and that upon said hearing and the proofs to be adduced thereat, Letters of Administration of said estate may issue to your petitioner.

Olive W. Hubbard, Petitioner
C. E. Beaumont, Attorney for Petitioner.

Duly verified Jan. 20, 1916 before C. E. Beaumont,
Notary Public, Fresno County, California (Seal) by Olive W.
Hubbard.

Filed Jan. 20, 1916.

- - - - -
ORDER FIXING TIME FOR HEARING.

Clerk's Order, in pursuance of Sec. 1373 of the Code of Civil Procedure of the State of California, designates and sets Jan. 31, 1916 at 10 o'clock A.M. of said day, in the Courtroom of Dept. 1 of said Court, at the Courthouse of said County, as the time and place for the hearing by said court of said petition and application for Letters of Administration, notice whereof is to be given by posting according to law; dated Jan. 30, 1916 and filed same date. Vol. 57 p. 306.

- - - - -
PROOF OF POSTING.

Notice is hereby given that Olive W. Hubbard having filed in this Court her petition, praying that Letters of Administration upon the estate of said deceased be issued unto her, the hearing of the same has been fixed by the Clerk of said Court for Jan. 31, 1916 at 10 o'clock A.M. of said day, at the Courtroom thereof, Dept. 1, at the City of Fresno, in said County, and all persons interested in said estate are

hereby notified then and there to appear and show cause, if any there may be, why the said petition should not be granted and letters issued as prayed for.

Attest my hand and the seal of said Court, Jan. 20, 1916.

(Seal) D. M. Barnwell, Clerk
by Louis F. Ryan, Deputy Clerk

Attached is affidavit of Geo. W. Huffman, subscribed and sworn to Jan. 20, 1916 before Clerk of Court under seal, sets forth; that he is over 21 years of age and a disinterested party; that on Jan. 20, 1916 he posted correct and true copies of the within notice in 3 of the most public places in said County, one being at the place at which the court is held. Filed Jan. 20, 1916.

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ORDER APPOINTING ADMINISTRATRIX.

The petition of Olive W. Hubbard, praying for letters of administration on the estate of B. R. West, sometimes known as Byron R. West, deceased, coming on regularly on Jan. 31, 1916, to be heard, and due proof having been made to the satisfaction of the court that the Clerk had given notice of this hearing according to law, and all and singular the law and evidence being by the court understood and considered,

It is therefore ordered and decreed that said B. R. West, sometimes known as Byron R. West, died on or about Jan. 13, 1916, in Fresno County, California; that he was at said time a resident of said County, and left estate therein within the jurisdiction of this court; that the value thereof is less than \$3500.00 and

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It is further ordered that letters of administration on the estate of B. R. West, sometimes known as Byron R. West, deceased, be issued to said Petitioner, Olive W. Hubbard, upon her taking the oath required by law, and filing a bond in the sum of \$1250.00.

Done in open Court this Feb. 15, 1916.

H. Z. Austin, Judge of the

(Seal)

Superior Court

Filed Mar. 1, 1916. Vol. 65 p. 147.

- - - - -
BOND OF ADMINISTRATRIX.

Bond in the sum of \$1250.00, with Olive W. Hubbard, as principal and two sureties, each qualifying in that amount, dated Jan. 31, 1916, conditioned for the faithful performance by said principal, as administratrix, of the duties of her trust according to law, approved by H. Z. Austin, Judge of said Court, Feb. 15, 1916 and filed Mar. 1, 1916. Vol. N page 116.

- - - - -
LETTERS OF ADMINISTRATION.

STATE OF CALIFORNIA)
) ss
County of Fresno)

Olive W. Hubbard is hereby appointed administratrix of the estate of B. R. West, sometimes known as Byron R. West, deceased.

Witness, D. M. Barnwell, Clerk of the Superior Court of the County of Fresno, with the seal of the Court affixed, Mar. 1, 1916.

By order of Court.

(Seal)

D. M. Barnwell, Clerk
By Louis F. Ryan, Deputy Clerk

Qualification oath of administratrix in due form of law subscribed and sworn to Jan. 31, 1916 before Clerk of Court under seal.

Filed Mar. 1, 1916. Vol. J p. 225.

- - - - -

ORDER FOR PUBLICATION OF NOTICE TO CREDITORS.

It is ordered that notice to creditors of the above named decedent be published for 4 successive weeks in The Fowler Independent, a newspaper of Fresno County, California, pursuant to Sec. 1490 of the Code of Civil Procedure of the State of California.

Dated at Fresno, Cal., Feb. 29, 1916.

H. Z. Austin, Judge of the
Superior Court.

Filed Mar. 2, 1916. Vol. 65 p. 149.

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AFFIDAVIT AND STATEMENT AS TO FIRST PUBLICATION
OF NOTICE TO CREDITORS.

STATE OF CALIFORNIA)
) ss
County of Fresno)

C. E. Beaumont being first duly sworn, doth depose, certify and state;

That the annexed Notice is a printed copy of the Notice to Creditors, in the matter of the estate of B. R. West, sometimes known as Byron R. West, deceased; that said Notice to Creditors was published and is now being published in The Fowler Independent, a newspaper printed and published at Fowler, in Fresno County, California, and that the date of the first publication of said notice, in said newspaper was Mar. 9, 1916. That the administratrix of the estate of said de-

ceased has caused this affidavit and statement to be made, and the same, together with said printed notice, to be filed herein.

(Seal) C. E. Beaumont,

Subscribed and sworn to before me this Mar. 10, 1916.

J.P. McSharry, Notary Public, in and for said County and State.

Attached to above is printed copy of NOTICE TO CREDITORS as follows, -

(Title of Court and cause).

Notice is hereby given by the undersigned, Olive W. Hubbard, administratrix of the estate of B. R. West, sometimes known as Byron R. West, deceased, to the creditors of, and to all persons having claims against the said decedent, to file them, with the necessary vouchers, in the office of the Clerk of the Superior Court of the said County of Fresno, within 4 months after the first publication of this notice, or to exhibit them, with the necessary vouchers, within said 4 months, to the said administratrix, at the office of C. E. Beaumont, attorney at law, in room 918 of the Griffith-McKenzie Bldg., in Fresno City, Fresno County, California, which said office last above specified, is hereby selected and designated by the undersigned as the place for the transaction of the business of said estate.

Dated: Mar. 9, 1916.

Olive W. Hubbard,
Administratrix of the estate
of B. R. West, sometimes known
as Byron R. West, deceased.

C. E. Beaumont, Attorney for
administratrix.

Date of first publication Mar. 9, 1916.

Filed Mar. 10, 1916.

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AFFIDAVIT OF PUBLICATION.

Affidavit of W. M. Darr, subscribed and sworn to Apr. 16, 1916 before C. E. Beaumont, Notary Public, Fresno County, California sets forth: that he is a citizen of the U.S., over 21 years of age and a disinterested party; printer and publisher of The Fowler Independent, a newspaper of general circulation printed and published weekly in the City of Fowler, Fresno County, California, for more than one year; that an advertisement of Notice to Creditors (a printed copy of which same as last herein set forth, attached hereto) was published in the above-named newspaper for 4 successive weeks commencing on Mar. 9, 1916 and ending on Apr. 6, 1916 and in each and every regular issue of said newspaper, and not in a supplement thereof, and during each and all of the times specified, as follows, to-wit:

In the issues of Mar. 9, 16, 23, 30, Apr. 6, 1916.
Filed Apr. 17, 1916.

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DECREE ESTABLISHING THAT DUE NOTICE TO CREDITORS HAS
BEEN GIVEN.

It appearing to the satisfaction of the Court that due and legal notice to the creditors of said estate has been given,

It is hereby ordered, adjudged and decreed that due and legal notice to the creditors of B. R. West, sometimes known as Byron R. West, deceased, has been given, that the same is established of record, and that this decree be entered in the minutes of this court and recorded.

Dated: May 5, 1916. H.Z.Austin, Judge of the Superior Court.
Filed May 6, 1916. Vol. 65 p. 404.

ORDER APPOINTING APPRAISER AND INHERITANCE
TAX APPRAISER.

Good cause appearing therefor, it is hereby ordered that Milton M. Dearing, a duly appointed, qualified and acting inheritance tax appraiser in and for the County above named, is hereby appointed sole appraiser of the estate of B. R. West, sometimes known as Byron R. West, deceased.

It is further ordered that said Milton M. Dearing be, and he is hereby designated and appointed as inheritance tax appraiser to ascertain and report to this court the amount of inheritance taxes due out of said estate, or which may be a lien or charge upon any property or upon the interest of any person herein, as provided in the Inheritance Tax Act. Mar. 3, 1916.

H.Z. Austin, Judge of the Superior
Court.

Filed Mar. 3, 1916. Vol. 65 p. 152.

- - - - -
INVENTORY AND APPRAISEMENT.

Sets forth:

Certificate of Clerk of Court under seal, dated Mar. 3, 1916, certifying to the appointment of Milton M. Dearing as such appraiser.

Qualification oath of appraiser in due form subscribed and sworn to Mar. 14, 1916 before C. E. Beaumont, Notary Public, Fresno County, California (Seal) by Milton M. Dearing.

Oath of administratrix in due form subscribed and sworn to Mar. 4, 1916 before same Notary Public (Seal) by Olive W. Hubbard.

REAL PROPERTY.

(With other land) Lot 163 of Central California Colony, according to map or plat thereof on file and of record in the office of the County Recorder of Fresno County, California, valued at \$1200.00.

The estate mentioned in the foregoing inventory is community property.

Total appraised value of estate, \$2589.74.

Dated: Mar. 14, 1916.

Signed by appraiser Milton M. Dearing.

Filed Mar. 18, 1916.

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Certificate of Milton M. Dearing, Inheritance Tax Appraiser, dated Mar. 17, 1916 and filed Mar. 18, 1916 shows that there is no inheritance tax due out of said estate or a lien upon said property.

- - - - -

FIRST AND FINAL ACCOUNT OF ADMINISTRATRIX and Report accompanying account filed Oct. 13, 1916.

- - - - -

PETITION FOR DISTRIBUTION.

Olive W. Hubbard, as administratrix of the estate of B. R. West, sometimes known as Byron R. West, deceased, files with her final account this petition, as such administratrix, for the distribution of the estate of said deceased to the persons entitled thereto, and alleges and shows:

That she was appointed the administratrix of the estate of said deceased on Mar. 1, 1916 and on said Mar. 1, 1916, she duly qualified as such administratrix, and thereupon took into her possession all the property of the estate of said deceased, and has ever since continued to administer said estate.

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That on Mar. 18, 1916, she rendered and filed herein a true and correct inventory of all of the property of the estate of said deceased, which had come to her possession or knowledge.

That once a week for 4 successive weeks, commencing on Mar. 9, 1916, she published in The Fowler Independent, a newspaper of general circulation, printed and published in said Fresno County, a notice to the creditors of said decedent requiring them to exhibit their claims against said decedent for allowance; that on Mar. 10, 1916, she caused to be made and filed herein a printed copy of said notice to creditors, accompanied by a statement setting forth the date of the first publication thereof, and the name of the newspaper in which the same was printed; that on May 6, 1916, this court made and entered its order establishing and decreeing that due and legal notice to the creditors of said decedent had been given herein.

That more than 4 months have elapsed since the first publication of said notice to creditors herein, and no claims have been presented or filed; that all of the debts and expenses of administration, funeral expenses and expenses of the last illness of said deceased have been fully paid.

That on Mar. 18, 1916, the inheritance tax appraiser in and for Fresno County, duly made and filed herein his report and certificate, showing that there was no inheritance tax due or payable or chargeable against the said estate, or any of the property thereof.

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That said deceased died intestate in Fresno County, California, on Jan. 13, 1916; that he was a resident of said Fresno County, California, at the time of his death; that at the time of the death of said deceased he left surviving him as his heirs at law Olive West, wife of said deceased, Olive W. Hubbard, petitioner herein, daughter of said deceased, Alice Craford, daughter of said deceased, and Eva Lucas, a daughter of said deceased, all of whom are now living, and said decedent left no other heirs at law.

That the property now on hand belonging to said estate, all of which is ready for distribution, is that real and personal property situate in Fresno County, California, described as follows, to-wit:

(With other land and personal property).

Lot 163 of Central California Colony, according to the map or plat thereof on file and of record in the office of the County Recorder of Fresno County, California;

That the said Olive W. Hubbard, Alice Craford and Eva Lucas have heretofore executed and delivered a grant, bargain and sale deed for all of their right, title and interest in and to said real property hereinbefore described to Olive West, which said deed was recorded on Aug. 28, 1916 in Vol. 610 of Deeds, at page 244, records of Fresno County, and they have heretofore requested that all of the property, both real and personal, belonging to the estate of said decedent be set aside and distributed to the said Olive West.

Wherefore, your petitioner prays that after due notice has been given, and upon due procedure, an order and decree be made by this court distributing the whole of the property of said estate to the said Olive West, and that such

other and further order and decree may be made herein as is meet and proper in the premises.

Olive W. Hubbard,
Administratrix of the
estate of B. R. West,
sometimes known as Byron
R. West, deceased.

C. E. Beaumont, attorney for administratrix.

Filed Oct. 3, 1916.

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ORDER BY CLERK FIXING HEARING OF FINAL ACCOUNT AND PETITION
FOR DISTRIBUTION.

Clerk's order, in pursuance of the law in such cases made and provided designates and sets Oct. 16, 1916 at 10 A.M. of said day, in the Court room of said court as the time and place for the hearing by the court of said Final Account and Petition for Distribution; directing³/notices to be posted at least 10 days before said day of hearing, dated Oct. 3, 1916 and filed same date. Vol. 53 p. 8.

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PROOF OF POSTING.

Notice is hereby given that Olive W. Hubbard, the administratrix of the estate of said deceased has rendered and presented for settlement, and filed in said court her final account of her administration of said estate, together with her petition, praying that the residue thereof be distributed to the parties entitled thereto; and that Oct. 16, 1916 at 10 o'clock A.M. at the Courtroom of said Court, Dept. 1, at the Court House in Fresno City, in said County, has been duly appointed for the settlement of said account and the hearing of said petition for distribution; at which time and place

any person interested in said estate may appear and file his exceptions, in writing, to the said account and contest the same, and show cause, if any there be, why said estate should not be distributed as prayed for.

Dated: Oct. 3, 1916.

D. M. Barnwell, Clerk

(Seal)

by Louis F. Ryan, Deputy Clerk

Attached is affidavit of L. G. Muller, subscribed and sworn to Oct. 3, 1916 before Clerk of Court under seal, setting forth that he is over the age of 21 years, and a disinterested party; that on Oct. 3, 1916 he posted correct and true copies of above notice in 3 public places in said County, one being at the place at which the court is held.

Filed Oct. 3, 1916.

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DECREE SETTLING FINAL ACCOUNT AND DISTRIBUTING
ESTATE.

Olive W. Hubbard, the administratrix of the estate of B. R. West, sometimes known as Byron R. West, deceased, having on Oct. 16, 1916, rendered and filed herein a final account and return of her administration of said estate, which account was for a final settlement, and having with said account filed her petition for the final distribution of said estate, and said account and petition coming on regularly this day to be heard, and it having been first proven to the satisfaction of the Court that due notice of such settlement and of the hearing of said petition has been given according to law, the court now finds the facts as follows:

That due and legal notice for the time and in the manner required by law has been given of the hearing of said

account and said petition for distribution; that said account is in all respects true and correct; that no objections or exceptions have been made or filed to said account, and the same should be settled and allowed as rendered, and each and all of the allegations contained in the report accompanying said account, and in the petition for distribution are true; that all claims and debts against said decedent, and all charges of administration have been fully paid and discharged; that there is no inheritance tax due or payable or chargeable against said estate, or any of the property thereof; and that said estate is now in a condition to be distributed and closed.

That all of the property of said estate was community property.

That the said B. R. West, sometimes known as Byron R. West, died intestate on Jan. 13, 1916, in Fresno County, California, and that he was a resident of said Fresno County at the time of his death.

That said decedent left surviving him as his heirs at law Olive West, wife of deceased, Olive W. Hubbard, Alice Craford and Eva Lucas, daughters of said deceased, and said decedent left no other heirs at law.

That the said Olive W. Hubbard, Alice Craford and Eva Lucas have conveyed by a grant, bargain and sale deed all of their right, title and interest in and to all the real property of said estate, and have heretofore requested this court to distribute their, and each of their shares of said estate to the said Olive West.

That the said Olive West is entitled to have distributed to her the whole of the property of the estate of said deceased.

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That the property of the estate of said deceased, all of which is now ready for distribution, is that real and personal property situate in Fresno County, California, described as follows, to-wit:

(With other land) Lot 163 of Central California Colony, according to the map or plat thereof on file and of record in the office of the County Recorder of the County of Fresno, State of California;

(Also personal property).

It is therefore ordered, adjudged and decreed that the final account of said administratrix be, and the same is settled, allowed and approved; that all of the above described real and personal property, together with any and all other property belonging to said deceased at the time of his death, and any and all other property belonging to the estate of said deceased not now known or which may hereafter be discovered be, and the same is distributed to Olive West, the wife of said deceased.

Done in open Court this Oct. 16, 1916.

H. Z. Austin, Judge of the Superior Court.

Filed Oct. 16, 1916. Vol. 66 p. 383.

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Order discharging administratrix and sureties filed Oct. 20, 1916. Vol. 66 p. 399.

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Deed

Olive W. Hubbard, Alice
Craford and Eva Lucas

Dated Aug. 5, 1916

Consideration, \$10.00

To Grant, bargain, sell, convey &
confirm

Olive West (Consideration less than \$100.)

All that certain Real Property, situate, lying and being in the
County of Fresno, State of California, described as follows, to-wit:

Lot 163 of Central California Colony, according to the
map or plat thereof on file and of record in the office of
the County Recorder of the County of Fresno, State of Cal-
ifornia.

And the said first parties hereby sell, grant, assign,
and convey to the second party all of their, and each of
their right, title and interest in and to their distributive
shares of the estate of B. R. West, sometimes known as Byron
R. West, deceased; and the said first parties and each of
them, hereby request that all their shares and interest in
said estate in the due course of administration be distributed
to the said second party.

Witness:

Olive W. Hubbard (SEAL)
Alice Craford (SEAL)
Eva Lucas (SEAL)

Acknowledged in due form Aug. 11, 1916, before J. P. Mc

Sharry, Notary Public, Fresno County, California (Seal) by Olive
W. Hubbard and Alice Craford. Also acknowledged in due form
Aug. 14, 1916 before Patience Jacobs, Notary Public, Texas Co.,
Oklahoma (Seal) by Eva Lucas.

Recorded Aug. 28, 1916 at 11:15 o'clock A. M. in
Vol. 610 of Deed Records, of Fresno County, California, at page 244

Deed

Olive West

Dated Feb. 28, 1917

Consideration, \$ value received

To

Grant, bargain, sell, convey &

Jacob Hannikel

confirm

All that certain Real Property, situate, lying and being in the

County of Fresno, State of California, described as follows, to-wit:

Lot 163 of Central California Colony, Fresno County, California, according to the map on file in the office of the County Recorder of Fresno..., California.

Witness:

Jacob Christian

Olive West

(SEAL)

(SEAL)

(SEAL)

(SEAL)

Acknowledged in due form Feb. 28, 1917, before Roxie George, Notary Public, Fresno County, California (Seal) by Olive West.

Recorded Mar. 12, 1917 at 1:50 o'clock P. M. in Vol. of Deed Records, of Fresno County, California, at page

#6631

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Taxes

Taxes on the premises under search, where assessed, for the time covered by the certificate hereto, are paid, delinquent or premises sold, as shown below, except taxes prior to the year 1880. (See 53 Cal. 666 for decision relating to taxes prior to the year 1880.)

1880
1881
1882
1883
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1902
1903
1904
1905
1906
1907
1908
1909

1910 Paid
1911 Paid
1912 Paid
1913 Paid
1914 Paid
1915 Paid

Taxes for year 1916, first installment paid, second installment now due.

Taxes for year 1917 a lien, not yet payable.

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STATE OF CALIFORNIA, }
COUNTY OF FRESNO. } ss.

THE SAN JOAQUIN ABSTRACT COMPANY, a corporation, hereby certifies the foregoing
.....28.....pages (including this) numbered.....30.....to.....57.....both inclusive, to be full, true and
correct abstract memoranda of all matters and instruments filed or recorded in the County offices
of said County relating to or in any way affecting the title to all that real property situate,
lying and being in the.....County of Fresno, State of
California, described as follows, to-wit:

Lot 163 of the CENTRAL CALIFORNIA COLONY, according to
the map thereof recorded in the office of the County Recorder
of said County, August 2, 1875 in Vol. 2 of Maps, at page 1.

From and including November 25, 1910 at 8:03 o'clock A.M.

Up, to and including the 20th day of March A. D. 1917 at 8:00
o'clock A. M.

THIS ABSTRACT MEMORANDA DOES NOT INCLUDE AN EXAMINATION OF, OR A REPORT ON:

1. Records of the Federal Courts.
2. Crops, water locations, mining claims, or any matters relating thereto.
3. Matters relating to special assessment Districts, other than shown by the public records of the City of Fresno or of the County of Fresno.
4. Municipal taxes and assessments other than those collected by the county officers of the County of Fresno.
5. Liens for street, sewer or other municipal improvements other than of the City of Fresno.
6. Proceedings relating to municipal improvements in the City of Fresno prior to the time the lien for such improvements attaches.

Where the property is situate within the limits of any incorporated town or city, other than the City of Fresno, inquiry relating to municipal taxes or assessments (excepting those collected by the County officers of Fresno County) or liens for municipal improvements should be made of the officers of said municipality.

Where the property is situate within the limits of an Irrigation, Drainage, Reclamation, Fire, Sanitary or other special Assessment District, inquiry relating to taxes and assessments, or bonded indebtedness of such District, should be made of the officers thereof.

SAN JOAQUIN ABSTRACT CO.

NOTE:—The express condition upon which this Abstract of Title is issued is that the liability of this Company for the certification as herein made shall not be binding upon this Company until the fee for this Abstract of Title has been paid, as evidenced by the receipt of this Company endorsed hereon, or attached hereto, and made a part of this Abstract; and further, that this Abstract of Title is the property of this Company until such fee has been paid.

In Testimony Whereof, The San Joaquin Abstract Company, a corporation, has caused its name and corporate seal to be hereunto affixed, by its Secretary first thereunto duly authorized, the date last above written.

THE SAN JOAQUIN ABSTRACT COMPANY,

BY *Ellis A. Selger*
Secretary.

No. 34545

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No. 34545

ABSTRACT



OF

TITLE

To

Lot 163 Central California
Colony.

ISSUED BY

THE SAN JOAQUIN ABSTRACT COMPANY

INCORPORATED

CAPITAL STOCK \$100,000

1156 J STREET,

FRESNO, CALIFORNIA